

A LIMITED LIABILITY PARTNERSHIP
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The undersigned and this firm represent InLine Communities, LLC, the Applicant (hereinafter referred to as “Applicant”), and Dennis L. Moore and Martha W. Moore, the Property Owners (hereinafter collectively referred to as “Owners” or “Property Owners”), in their request for rezoning of approximately 6.416 acres of property located at the intersection of the southeasterly side of Powder Springs Road and the southwesterly side of Booth Road, being more particularly known as 881 and 887 Powder Springs Road, Land Lot 140, 17th District, 2nd Section, City of Marietta, Cobb County, Georgia, (hereinafter the “Property” or “Subject Property”). After conferences and communications with Planning and Zoning Staff and various City Staff; reviewing the City’s Rezoning Application Analysis; and reviewing the use of the Subject Property and the uses of surrounding properties, we have been authorized by the Applicant to

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Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
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submit this letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

- (1) Applicant seeks rezoning of the Subject Property from the existing zoning category of R-2 to the proposed zoning category of Planned Residential Development – Single Family (“PRD-SF”), with reference to the Rezoning Master Plan (“Rezoning Plan”) prepared for Applicant by Planners & Engineers Collaborative dated February 16, 2020, and filed contemporaneously with the pending Application for Rezoning. A reduced copy of the Rezoning Plan is attached for ease of reference as Exhibit “A” and incorporated herein by reference.
- (2) The Subject Property consists of approximately 6.416 acres of total site area and shall be developed for a residential community, in the townhome style, containing a maximum of fifty-one (51) residences, as shown on the referenced Rezoning Plan.
- (3) The proposed townhomes shall be Traditional in style and architecture and shall have exterior facades consisting of brick, stone, stacked stone, cedar shake shingles, board and batten, cementitious siding, and combinations thereof, with complementary accents, in compliance with the City of Marietta’s “four-sided architecture” requirement, and shall be substantially similar to the elevations attached collectively hereto as Exhibit “B.”
- (4) The proposed townhomes shall have a minimum of 1,800 square feet of heated and cooled area.
- (5) Applicant agrees to the creation of a mandatory homeowners association consistent with upscale communities in the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all landscaping and landscaping maintenance of common areas, buffer areas, open space areas, and exterior yard areas around the residences; as well as entrance area, mail kiosk, private streets, and the like contained within the proposed residential community.
- (6) Additionally, and in conjunction with the creation of the mandatory homeowners association, there shall be protective covenants for the proposed community. The protective covenants shall be recorded in the Deed Records of Cobb County, Georgia, and shall contain covenants, rules, and regulations applicable to the

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residential community. The mandatory association shall be responsible for the enforcement of the covenants.

- (7) No more than five (5) percent of the residences shall be leased at any one time, which limitation shall be included within the covenants and enforced by the mandatory homeowners association, consistent with City Ordinances.
- (8) The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, or combinations thereof, with accents consistent with the architecture and style of the residences.
- (9) All setbacks, landscape, and buffer areas may be penetrated for purposes of fencing, access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities, utilities, and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings.
- (10) As part of its Application for Rezoning, Applicant requests the following contemporaneous variances be granted:
 - (a) Variance to waive the active recreation requirement; and
 - (b) Variance to reduce the minimum lot size requirement from 4,000 square feet to the footprint of the smallest unit for fee simple townhomes.

We believe the requested zoning, together with the Rezoning Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration uses of properties in the surrounding area. The proposed residential community shall be a quality development, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

MOORE INGRAM JOHNSON & STEELE

Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
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With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

A handwritten signature in black ink, appearing to read 'J. Kevin Moore', is written over the printed name.

J. Kevin Moore

JKM:cc

Attachments

c: Mr. Russell J. Roth, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
(With Copies of Attachments)

InLine Communities, LLC
(With Copies of Attachments)

SITE DATA:		SITE AREA	6.418 ACRES
ZONING	EXISTING ZONING	PROPOSED ZONING	REMARKS
	R-2	R-2	
	CITY OF MARIETTA	CITY OF MARIETTA	
DENSITY CALCULATIONS			
TOTAL RESIDENTIAL ATTACHED UNITS PROPOSED		51 UNITS	
TOTAL DENSITY ATTACHED		7.84 UPA	
BUILDING SETBACK BUILDING			
FRONT SETBACK/POWER SPRINGS (E.T.)		34 FEET	
FRONT SETBACK(SOUTH ROAD)		15 FEET	
SIDE SETBACK		25 FEET	
MAIL BUILDING DEFAINATION			
SIDE TO SIDE		20 FEET	
REAR TO REAR		35 FEET	
FRONT TO REAR		35 FEET	
FRONT TO REAR		35 FEET	
SIDE TO REAR		35 FEET	
SIDE TO REAR		35 FEET	
MIN. FLOOR AREA		1,000 FEET	
MAX SITE SLOG COVERAGE PROPOSED		70% FEET	
OPEN SPACE SUMMARY			
OPEN SPACE REQUIRED		25% (1.00 AC.)	
OPEN SPACE PROVIDED		28.6% (1.00 AC.)	
PARKING SUMMARY			
ATTACHED SINGLE-FAMILY		102 SPACES	
MAX. PARKING REQUIRED		102 SPACES	
2 SPACES/DWELLING UNIT		10.2 SPACES	
GUEST PARKING REQUIRED (3.0 UNIT)		14 SPACES	
TOTAL PARKING PROVIDED		216 SPACES	
2 GARAGE, 2 DRIVEWAY + GUEST			

[illegible]

This drawing is the property of Planners and Engineers
Subsidiaries and is not to be copied or used in part

0 25 50 100 150
1" = 50'
SCALE:
DATE: FEB. 16, 2020
PROJECT: 18303.00



24 HOUR CONTACT:
BRYAN MUSOLF
404-895-0913

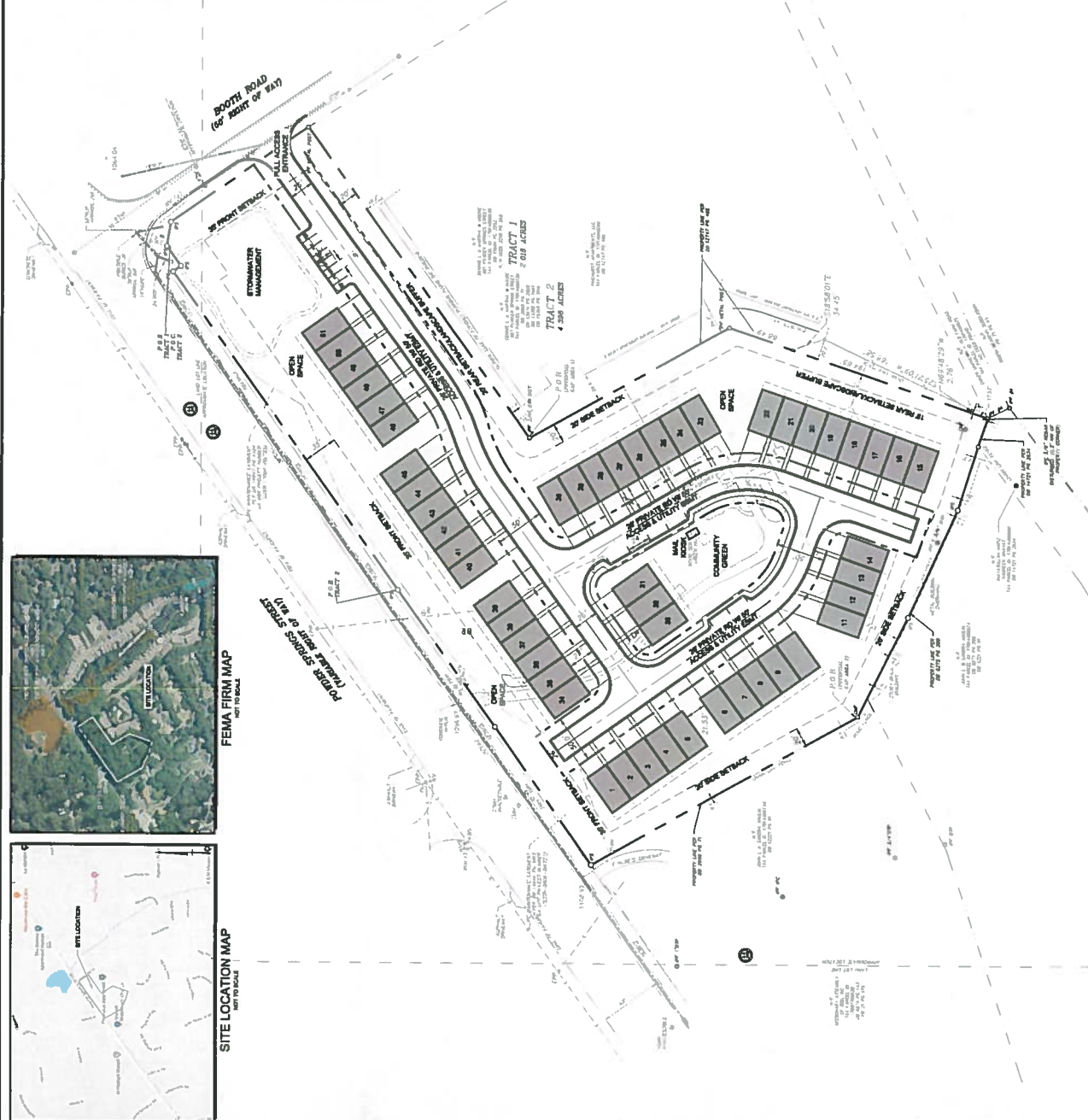
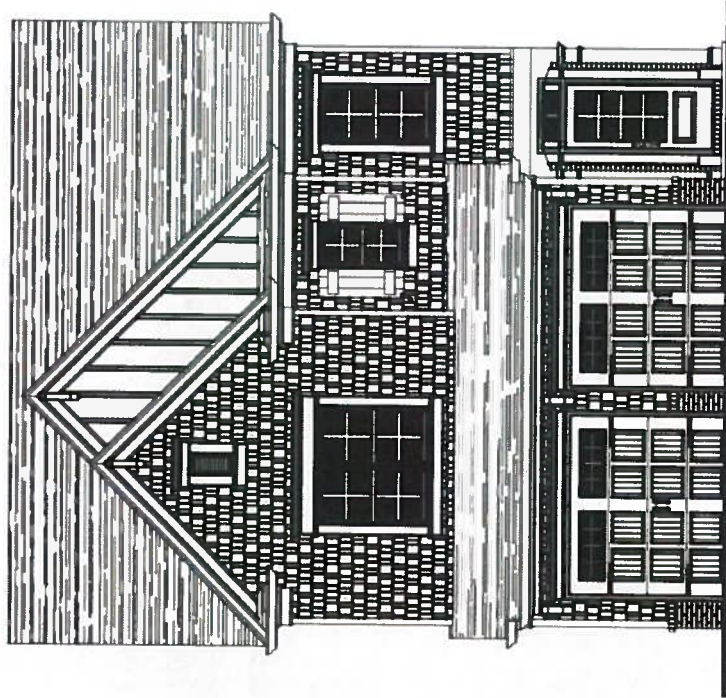
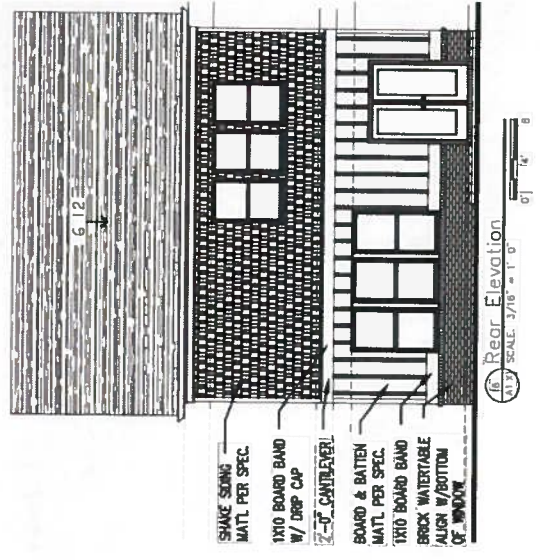
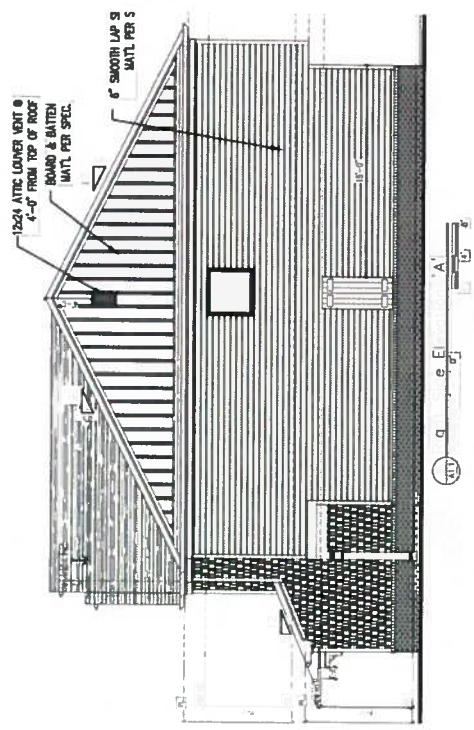
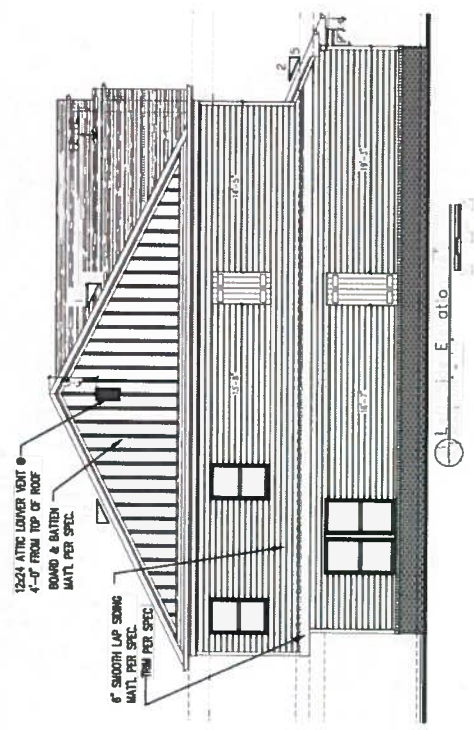
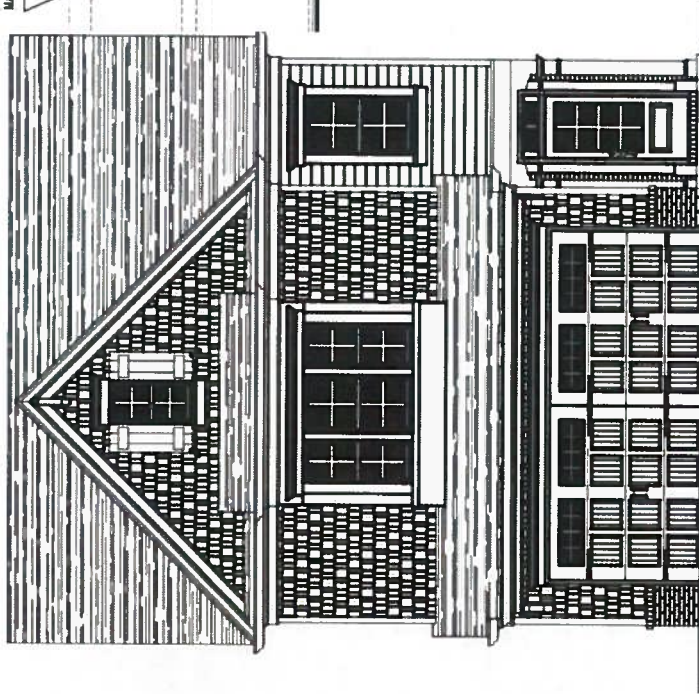


EXHIBIT "A"

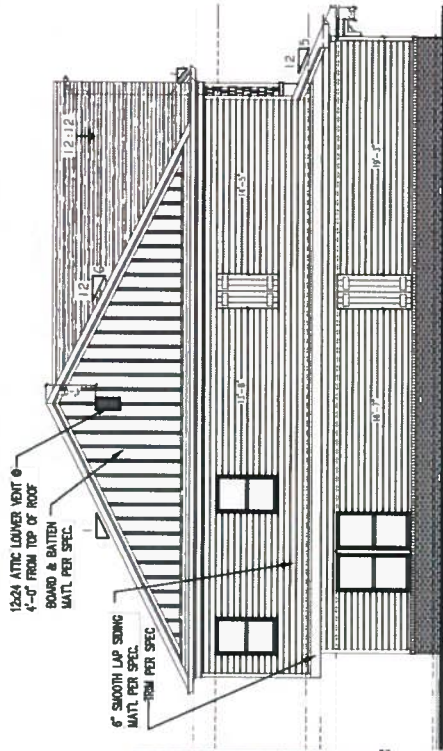


ELEV. A



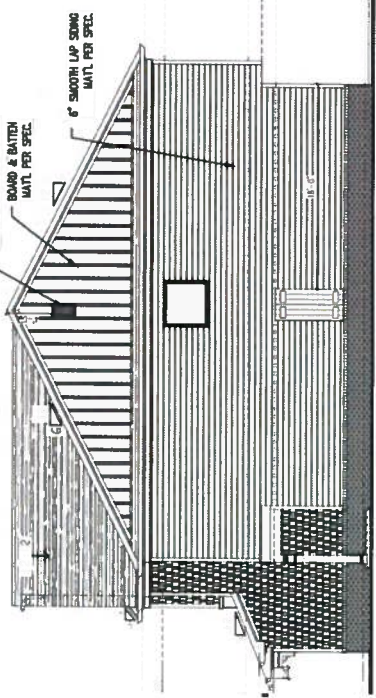


ELEV. B



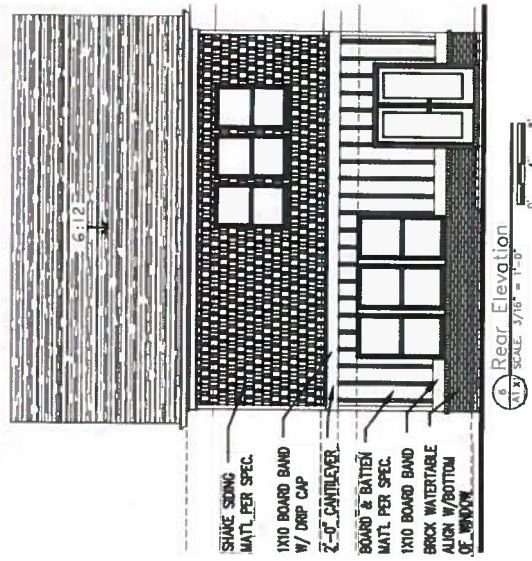
12x24 ATIC LOWER VENT @
4'-0" FROM TOP OF ROOF
BOARD & BATTEN
MATT. PER SPEC.

6" SMOOTH LAP SIDING
MATT. PER SPEC.



12x24 ATIC LOWER VENT @
4'-0" FROM TOP OF ROOF
BOARD & BATTEN
MATT. PER SPEC.

6" SMOOTH LAP SIDING
MATT. PER SPEC.



SHAKE SIDING
MATT. PER SPEC.

1X10 BOARD BAND
W/ DRIP CAP

2'-0" CANTILEVER

BOARD & BATTEN
MATT. PER SPEC.

1X10 BOARD BAND

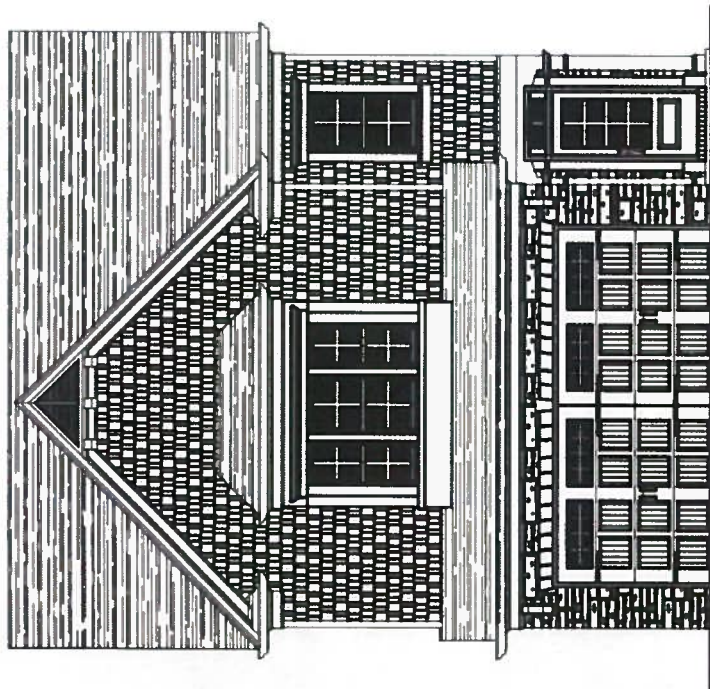
BRICK WATERTABLE
ALIGN W/BOTTOM
OF WINDOW



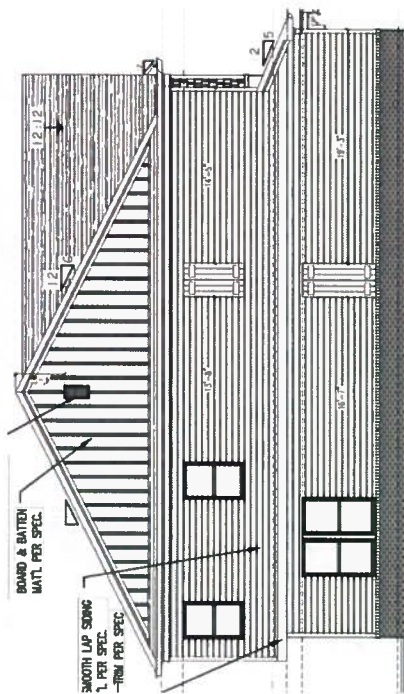
Rear Elevation
SCALE: 3/16" = 1'-0"

An architectural elevation drawing of a building facade. The drawing is oriented horizontally on the page. On the left, a gabled roof structure is shown with a small, square window set into the gable. Below the gable, a central entrance is depicted, featuring a small portico supported by two columns. To the right of the entrance, a large, rectangular window is shown, framed by a decorative pediment. The entire facade is rendered with detailed line work, including hatching for shadows and cross-hatching for highlights. The drawing is a black and white line art illustration.

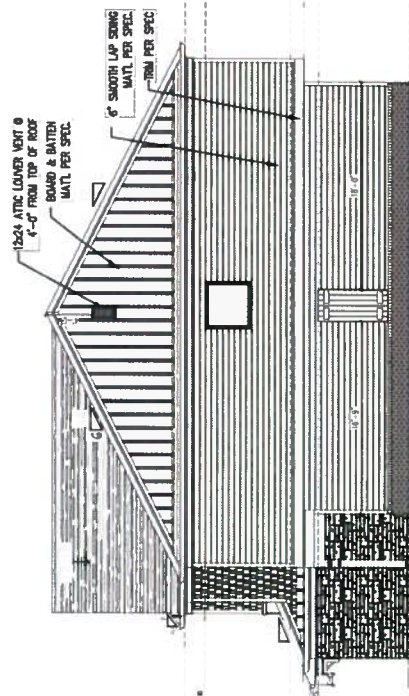




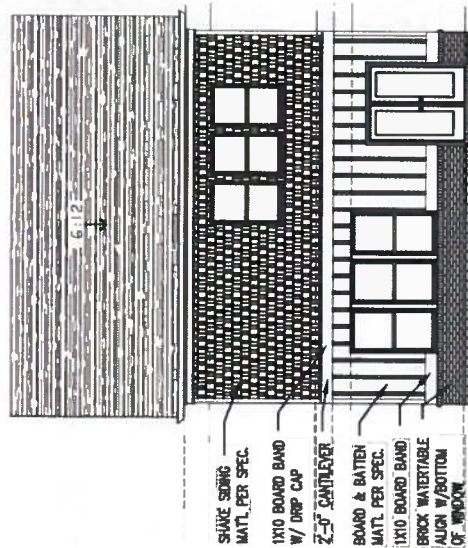
ELEV. F



1 3/4 Sd. Elevation



1 3/4 Sd. Elevation



1 3/4 Sd. Elevation